

Legal Description: Parcel One

A LEGAL DESCRIPTION FOR A TRACT OF LAND FOR SIGNAGE PURPOSES COMPOSED OF LOT 1 & 2, BLIZZARD PLACE; LOTS 'A' & 'D' IN THE NORTHEAST QUARTER (NE4) OF THE NORTHWEST QUARTER (NW4); LOTS 36, 37, 38, 39, 40, 42, 45, 46, 47, 51, 52, 53, 62, 63, 69, ALL OF LOTS 48 AND 49 EXCEPT THAT PORTION OCCUPIED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY, ALL IRREGULAR TRACTS IN THE NW4; A PORTION OF FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AND A PORTION OF THE NW4 OF THE NW4 OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW4 OF SAID SECTION 23;
THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 50 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID NW4 A DISTANCE OF 491.59 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 180, SAID LINE ALSO BEING THE EAST LINE OF LOT 53 I.T. EXTENDED; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 29.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST-ERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 920.90 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CHARLESTON STREET, SAID NORTH RIGHT-OF-WAY LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF CHARLESTON STREET IN CAHN, METCALF AND FARWELL'S SUB EXTENDED WEST; THENCE SOUTH 15 DEGREES 04 MINUTES 18 SECONDS WEST A DISTANCE OF 85.86 FEET; THENCE SOUTH 03 DEGREES 15 MINUTES 16 SECONDS EAST A DISTANCE OF 34.57 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 2420.00 FEET, AN ARC LENGTH OF 560.74 FEET, A DELTA ANGLE OF 13 DEGREES 16 MINUTES 34 SECONDS, A CHORD BEARING OF SOUTH 09 DEGREES 53 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 559.49 FEET; THENCE SOUTH 16 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 16.29 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 2345.00 FEET, AN ARC LENGTH OF 22.96 FEET, A DELTA ANGLE OF 00 DEGREES 33 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 16 DEGREES 48 MINUTES 40 SECONDS EAST AND A CHORD LENGTH OF 22.96 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTH 89 DEGREES 23 MINUTES 23 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 408.45 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NW4; THENCE SOUTH 00 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID NW4 A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE NORTH 89 DEGREES 23 MINUTES 23 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 374.70 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A RADIUS OF 2345.00 FEET, AN ARC LENGTH OF 299.42 FEET, A DELTA ANGLE OF 07 DEGREES 18 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 23 DEGREES 20 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 299.22 FEET; THENCE SOUTH 26 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 524.79 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 66.00 FEET, AN ARC LENGTH OF 24.63 FEET, A DELTA ANGLE OF 21 DEGREES 22 MINUTES 55 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 40 MINUTES 58 SECONDS EAST AND A CHORD LENGTH OF 24.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NW; THENCE SOUTH 00 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID NW4 A DISTANCE OF 69.08 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE SOUTH 55 DEGREES 19 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 189.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NW4; THENCE NORTH 88 DEGREES 46 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID NW4 A DISTANCE OF 584.83 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, HAVING A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 510.44 FEET, A DELTA ANGLE OF 32 DEGREES 08 MINUTES 18 SECONDS, A CHORD BEARING OF NORTH 84 DEGREES 24 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 503.77 FEET; THENCE SOUTH 79 DEGREES 31 MINUTES 23 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD A DISTANCE OF 131.21 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, HAVING A RADIUS OF 712.50 FEET, AN ARC LENGTH OF 80.46 FEET, A DELTA ANGLE OF 06 DEGREES 28 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 45 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 80.42 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NW4; THENCE NORTH 88 DEGREES 46 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID NW4 A DISTANCE OF 129.75 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, HAVING A RADIUS OF 712.50 FEET, AN ARC LENGTH OF 205.58 FEET, A DELTA ANGLE OF 16 DEGREES 31 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 75 DEGREES 17 MINUTES 33 SECONDS WEST AND A CHORD LENGTH OF 204.87 FEET; THENCE NORTH 67 DEGREES 01 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD A DISTANCE OF 704.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST-ERLY RIGHT-OF-WAY LINE OF SUN VALLEY BOULEVARD; THENCE NORTH 27 DEGREES 01 MINUTES 25 SECONDS EAST ALONG SAID SOUTHEAST-ERLY LINE A DISTANCE OF 673.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE NORTH 89 DEGREES 23 MINUTES 23 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 133.99 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SUN VALLEY BOULEVARD; THENCE NORTH 27 DEGREES 01 MINUTES 25 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 111.66 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTH 89 DEGREES 23 MINUTES 23 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 133.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEAST-ERLY RIGHT-OF-WAY LINE OF SUN VALLEY BOULEVARD; THENCE NORTH 27 DEGREES 01 MINUTES 25 SECONDS EAST ALONG SAID SOUTHEAST-ERLY LINE A DISTANCE OF 67.92 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, ALONG SAID SOUTHEAST-ERLY LINE, SAID LINE ALSO BEING THE SOUTHEAST-ERLY LINE OF LOT 31 I.T., HAVING A RADIUS OF 5669.65 FEET, AN ARC LENGTH OF 1216.83 FEET, A DELTA ANGLE OF 12 DEGREES 17 MINUTES 49 SECONDS, A CHORD BEARING OF NORTH 33 DEGREES 15 MINUTES 17 SECONDS EAST, AND A CHORD LENGTH OF 1214.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWEST-ERLY RIGHT-OF-WAY LINE OF CHARLESTON STREET; THENCE SOUTH 55 DEGREES 45 MINUTES 37 SECONDS EAST ALONG SAID SOUTHWEST-ERLY RIGHT-OF-WAY LINE A DISTANCE OF 216.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 42 I.T., SAID LINE ALSO BEING THE SOUTHWEST-ERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH 47 DEGREES 27 MINUTES 09 SECONDS EAST ALONG SAID SOUTHEAST-ERLY LINE A DISTANCE OF 968.49 FEET TO THE TRUE POINT OF BEGINNING.

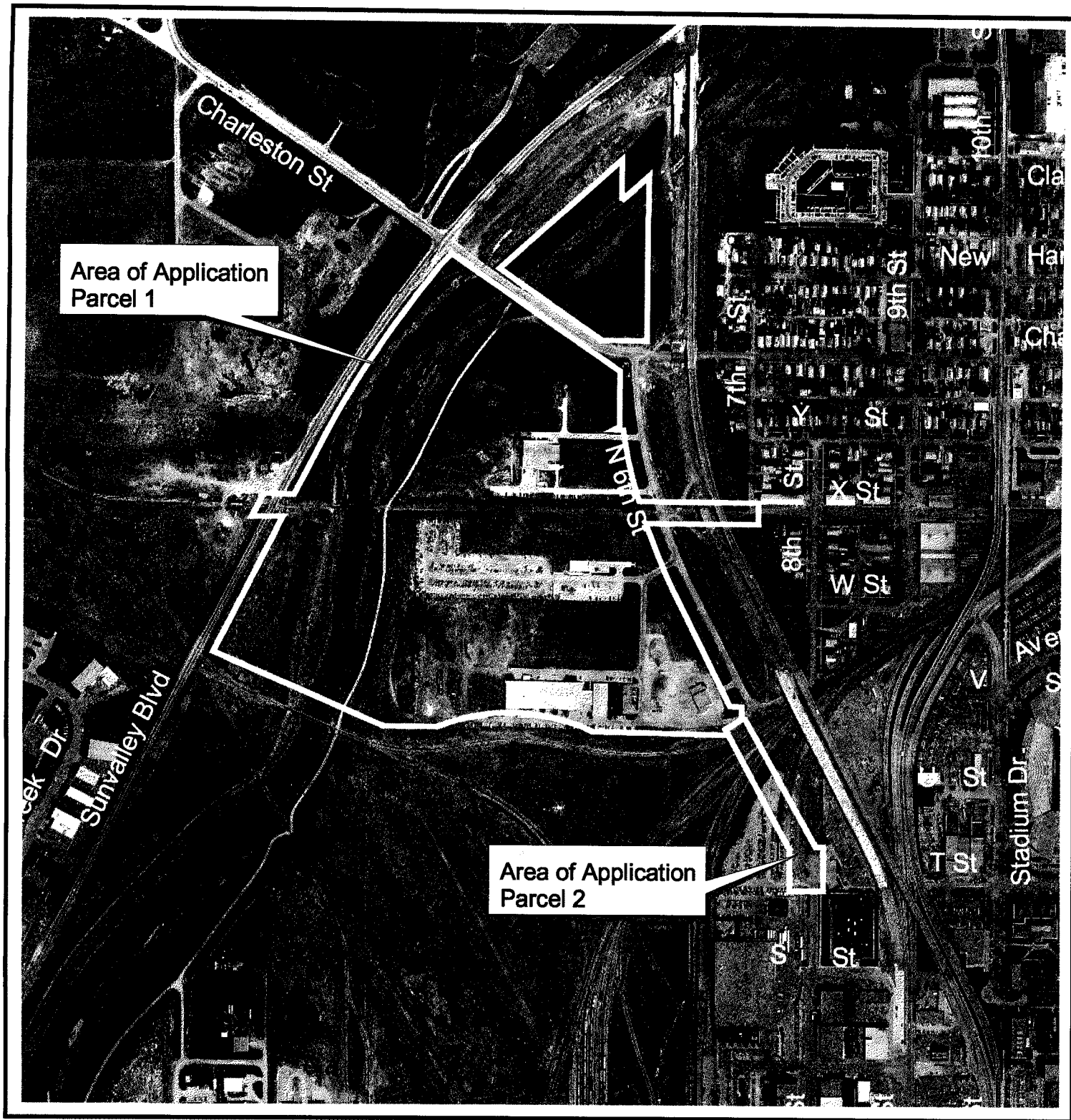
SAID TRACT CONTAINS A CALCULATED AREA OF 78.27 ACRES OR 3,409,498.84 SQUARE FEET MORE OR LESS.

Legal Description: Parcel Two

A LEGAL DESCRIPTION FOR A TRACT OF LAND FOR **SIGNAGE PURPOSES** COMPOSED OF A PORTION OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND THE SOUTH LINE OF THE NORTHWEST QUARTER (NW4) OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 55 DEGREES 19 MINUTES 30 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 41.46 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE NORTH 55 DEGREES 19 MINUTES 30 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 100.53 FEET; THENCE SOUTH 28 DEGREES 48 MINUTES 03 SECONDS EAST A DISTANCE OF 660.05 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 31.93 FEET TO THE EAST LINE OF 8TH STREET, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, CORNHUSKER SHADOWS 1ST ADDITION; THENCE SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 198.53 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG A LINE THAT IS 90 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF BLOCK 8, ORIGINAL PLAT OF LINCOLN, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 32 SECONDS EAST ALONG A LINE THAT IS 50.00 FEET WEST OF AND PARALLEL WITH THE EXTENSION OF THE EAST LINE OF SAID BLOCK 8 AND THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 205.08 FEET; THENCE NORTH 28 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 586.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 92,501.17 SQUARE FEET OR 2.12 ACRES, MORE OR LESS.



**Change of Zone #3310
N. 6th St. & Charleston St.
Haymarket Park Sign District**



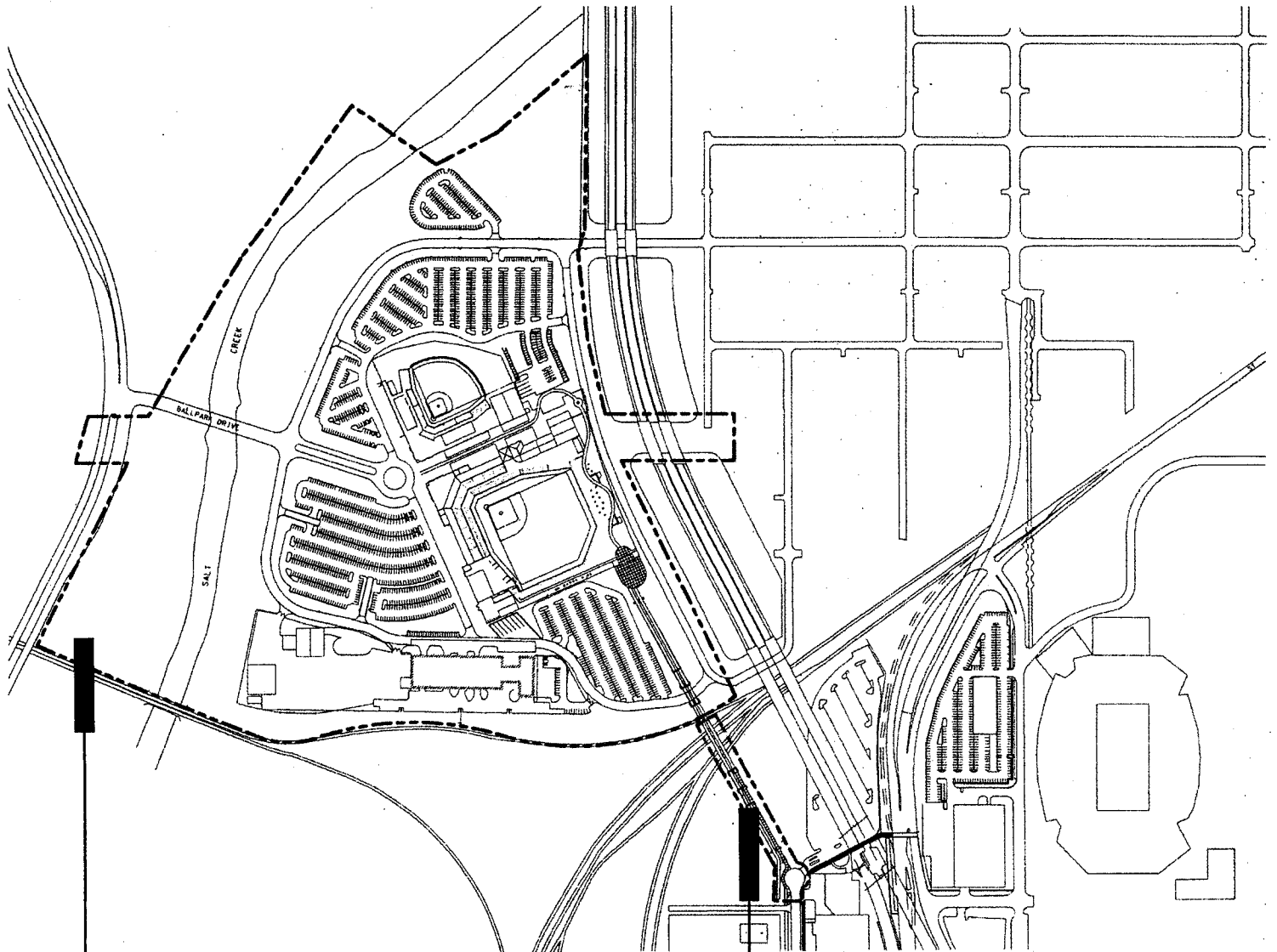
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Date: 3-01-01

Photograph Date: 1997

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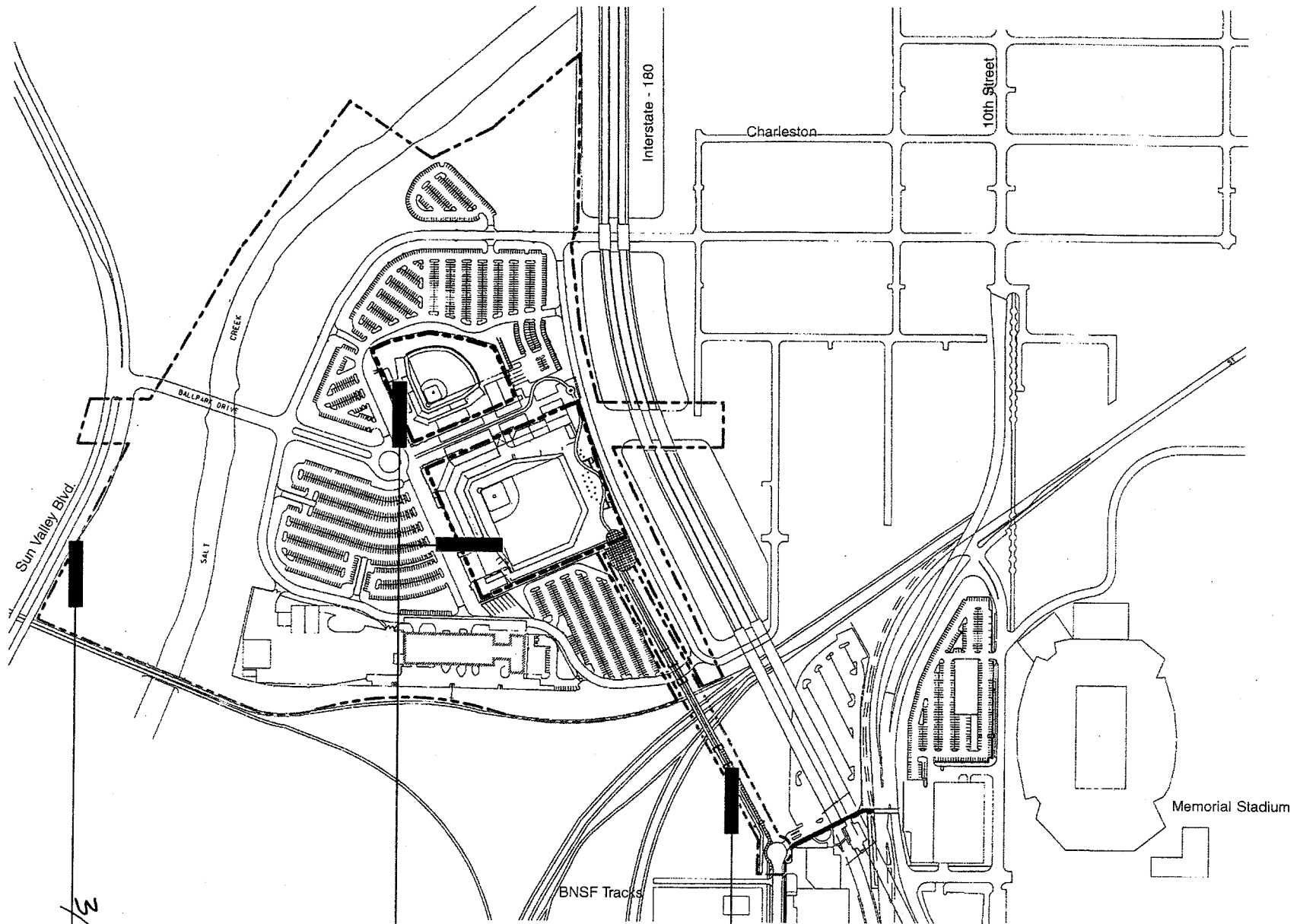
Parcel One

Parcel Two

Haymarket Park

Lincoln Stadium

Haymarket Pedestrian Connectors



Memorial Stadium

BNSF Tracks

Interstate - 180

Charleston

10th Street

CREEK

BALLPARK DRIVE

SALT

Sun Valley Blvd.

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